

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
1/42 MADELEINE ROAD CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between \$780,000 & \$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Other	Suburb <input type="text"/> Clayton
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/10 WRIGHT STREET CLAYTON VIC 3168	820000	24-Aug-25
2/12 FLORA ROAD CLAYTON VIC 3168	850000	27-Nov-25
2/13 JAGUAR DRIVE CLAYTON VIC 3168	804000	23-Dec-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 13 February 2026



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3/10 WRIGHT STREET CLAYTON VIC 3168

3 2 1

Sold Price

820000 Sold Date **24-Aug-25**

Distance

-



2/12 FLORA ROAD CLAYTON VIC 3168

3 1 1

Sold Price

850000 Sold Date **27-Nov-25**

Distance

-



2/13 JAGUAR DRIVE CLAYTON VIC 3168

3 1 1

Sold Price

RS 804000 Sold Date **23-Dec-25**

Distance

-

RS = Recent sale **UN** = Undisclosed Sale

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